111.0	0004	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	688,700 / 688,700
					USE VALUE:	688,700 / 688,700
					ASSESSED:	688,700 / 688,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		ARTHUR RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NANAVATI KAUSHIK J &
Owner 2:	JOSHI RUMA TRAMBAKLAL
Owner 3:	
Street 1:	1 ARTHUR RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	NANAVATI KAUSHIK J -
Owner 2:	-
Street 1:	1 ARTHUR RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .107 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1963, having primarily Wood Shingle Exterior and 1836 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4670.000	296,600		392,100	688,700
Total Card	0.107	296,600		392,100	688,700
Total Parcel	0.107	296,600		392,100	688,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 375.11 /Parcel: 375.11

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 70817

GIS Ref

GIS Ref

Insp Date 07/25/16

!8651!

PREVIOUS ASSESSMENT

Parcel ID 111.0-0004-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	296,600	0	4,670.	392,100	688,700		Year end	12/23/2021
2021	101	FV	286,900	0	4,670.	392,100	679,000		Year End Roll	12/10/2020
2020	101	FV	276,200	0	4,670.	392,100	668,300	668,300	Year End Roll	12/18/2019
2019	101	FV	228,800	0	4,670.	386,500	615,300	615,300	Year End Roll	1/3/2019
2018	101	FV	228,800	0	4,670.	296,900	525,700	525,700	Year End Roll	12/20/2017
2017	101	FV	228,800	0	4,670.	280,100	508,900	508,900	Year End Roll	1/3/2017
2016	101	FV	217,300	0	4,670.	257,600	474,900	474,900	Year End	1/4/2016
2015	101	FV	206,200	0	4,670.	240,800	447,000	447,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:40:53

LAST REV

Date	Time
11/10/21	10:10:58
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8651

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NANAVATI KAUSHI	1473-47		6/23/2015	Convenience	1	No	No		
BAIN JOHN S	1289-104		8/24/2004		431,000	No	No		
ST LAWRENCE	1205-3		5/14/1999		263,000	No	No		
CICCOLO HENRY J	1089-20		12/27/1991		150,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/25/2021	1333	Addition	334,000	O				
5/15/2019	642	Redo Bas	28,688	C				
9/26/2016	1172	Re-Roof	11,275					
11/5/2015	1828	Att. Gar	102,000					
4/11/2013	516	Redo Bat	32,530	C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/25/2016	Measured	DGM	D Mann
7/25/2016	Permit Visit	DGM	D Mann
5/30/2013	Info Fm Prmt	EMK	Ellen K
11/12/2008	Meas/Inspect	336	PATRIOT
12/14/2004	MLS	MM	Mary M
3/15/2000	Inspected	276	PATRIOT
2/3/2000	Measured	197	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	70817
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4670		Sq. Ft.	Site		0	70.	1.20	6									392,071						392,100	

Total AC/HA:	0.10721	Total SF/SM:	4670	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	392,071	Spl Credit		Total:	392,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1963	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	3 - Hardwood	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	148.485
Other Features:	87695
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	364354
Depreciation:	67770
Depreciated Total:	296584

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

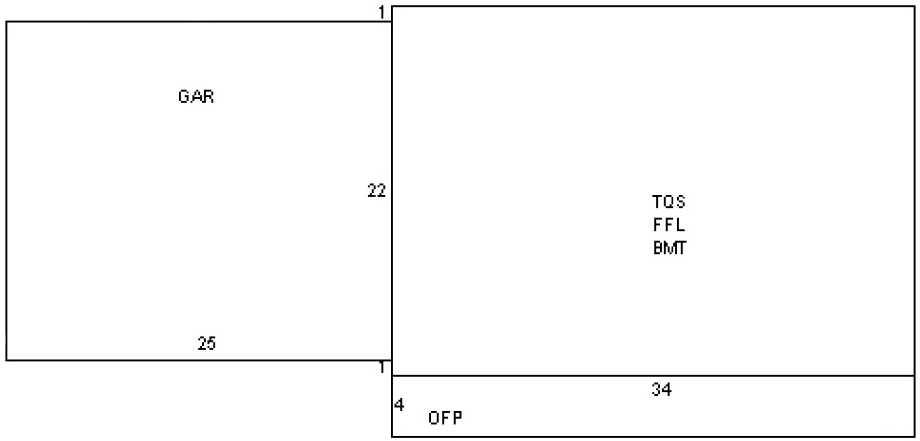
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	148.49
Special Features:	0	Val/Su Net:	101.23
Final Total:	296600	Val/Su SzAd	207.70

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	816	61.250	49,980
FFL	First Floor	816	148.490	121,164
TQS	3/4 Story	612	148.490	90,873
GAR	Garage	550	19.540	10,749
OFP	Open Porch	136	28.630	3,894

Net Sketched Area:	2,930	Total:	276,660
Size Ad	1428	Gross Area	3134	FinArea	1836
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

111.0-0004-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	